



CALIFORNIA STATE
PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD

November 7, 2003

MINUTES

PRESENT:

Ms. Shelley Mateo, Deputy Director, Department of Finance
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division,
Department of General Services
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Darrell Steinberg
Assembly Member Wilma Chan
Assembly Member Fabian Nunez
Senator Betty Karnette
Senator Wesley Chesbro
Senator Gilbert Cedillo

STAFF PRESENT:

Karen Finn, Assistant Administrative Secretary, State Public Works Board
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board
Tamara Moss, Executive Secretary, State Public Works Board
Jim Martone, Budget Analyst, Department of Finance
Debbie Dills, Budget Analyst, Department of Finance
Stan Hiuga, Budget Analyst, Department of Finance
Jennifer Harris, Budget Analyst, Department of Finance
Nathan Brady, Budget Analyst, Department of Finance
Randy Katz, Budget Analyst, Department of Finance

OTHERS PRESENT:

David Wrightsman, Department of Parks and Recreation
Joel Griffith, Department of General Services—RESA/PMB
Rob Kane, Department of Parks and Recreation
M. McDanel, Department of General Services—RESA/PMB
B. Torres, Department of General Services
Chris Vance, State Treasurer's Office
Aaron Todd, State Treasurer's Office
Cynthia Spita, Department of Parks and Recreation

Rick Stolz, Department of Parks and Recreation
Bruce Whiting, Department of Parks and Recreation
Darlene Maston, Department of Corrections
George Sifuentes, Department of Corrections
Connie Ramos-Haugen, Department of Corrections
Dale Clevenger, California Community Colleges
Tim Shelley, Senator Karnette's Office
Mike Salyer, Department of General Services

CALL TO ORDER AND ROLL CALL:

Ms. Mateo, Chairperson, Deputy Director, Department of Finance at 10:01 am called the meeting to order. Ms. Finn, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

Ms. Mateo stated that Mr. James Tilton has been promoted to a Program Budget Manager within the Department of Finance, and will no longer be working in the capacity of Administrative Secretary to the Public Works Board. The Board members on behalf of the Director's for the respective departments offered thanks of appreciation for Mr. Tilton's hard work and dedication.

Ms. Mateo also stated that Ms. Karen Finn would be his replacement.

Ms. Finn stated that this is Ms. Mateo's last meeting. Ms. Finn along with the Department of Finance and Public Works Board Staff offered thanks for her short but very valuable tenure and wish her well in her retirement from state service.

APPROVAL OF MINUTES

Ms. Finn reported that staff has reviewed the minutes from the October 10, 2003 regular meeting and the October 24, 2003 special meeting and believe them to accurately represent the actions of the Board and recommended approval.

Hearing no objections, the minutes from the October 10, 2003 regular meeting and the October 24, 2003 special meeting were unanimously approved.

BOND ISSUES:

Ms. Finn reported that there were five bond items. We are pulling Item #3, Department of Mental Health, Metropolitan State Hospital, Construct New Kitchen and Remodel Satellite Serving Kitchens project as concerns regarding the funding mechanism for this project need to be reviewed.

Item #1, Department of Developmental Services, Porterville Development Center—96 Bed Forensic Residential Expansion. This item will authorize the use of interim financing consistent with staff analysis. Staff recommends approval.

A motion was made by Ms. Aronberg and Second by Mr. Lujano to adopt Bond Item #1.

Bond Item #1 was adopted by a 5-0 vote.

Item #2, Department of Developmental Services, Porterville Developmental Center—Forensic Recreation and Activity Center. This item will authorize the use of interim financing consistent with staff analysis. Staff recommends approval.

A motion was made by Mr. Garcia and Second by Mr. Lujano to adopt Bond Item #2.

Bond Item #2 was adopted by a 5-0 vote.

Item #4, Department of Corrections, California Medical Facility, Vacaville, Solano County—Mental Health Crisis Beds. This item will authorize the use of interim financing consistent with staff analysis. Staff recommends approval.

A motion was made by Mr. Lujano and Second by Mr. Hemphill to adopt Bond Item #4.

Bond Item #4 was adopted by a 5-0 vote.

Item #5, Department of Corrections, California State Prison, Sacramento—Psychiatric Services Unit/Enhanced Outpatient Care, Phase II. This item will authorize the use of interim financing consistent with staff analysis. Staff recommends approval.

A motion was made by Mr. Lujano and Second by Mr. Garcia to adopt Bond Item #5.

Bond Item #5 was adopted by a 5-0 vote.

CONSENT CALENDAR:

Ms. Finn noted that the Consent Calendar covered Items #6 through #26.

In summary, the consent calendar proposes: ten requests to approve preliminary plans, five requests to authorize acquisition, two requests to recognize a scope change, one request to approve an augmentation, four requests to approve cost increase within an appropriation, one request to approve a recognized anticipated deficit and one request to approve the use of inmate day labor.

There are five 20-day letters in your package. Item #6, **Department of Forestry and Fire Protection**, Lassen-Modoc Ranger Unit Headquarters: Replace Apparatus Building and Automotive Shop Project, augmentation. A 20-day letter was sent to the Legislature on October 15, 2003, without comment. Item #14, **Department of Corrections**, Chuckawalla Valley state Prison, Heating, Ventilation and Air Conditioning System, recognize anticipated deficit. A 20-day letter was sent to the Legislature on October 24, 2003, without comment. Item #21, **California Community Colleges**, Sonoma County Community College District, Santa Rosa Junior College, Petaluma Center, Phase II, scope change and local cost increase. A 20-day letter was sent to Legislature on October 17, 2003, without comment. Item #22, **California Community Colleges**, City College of San Francisco, Mission Center Building, scope change and local cost increase. A 20-day letter was sent to the Legislature on October 17, 2003, without comment. Items #27 through #32, **Department of Boating and Waterways**, Project Termination and Reversion of Funds, scope change. A 20-day letter was sent to the Legislature on October 15, 2003, and the JLBC has asked us to put this over one month for additional review.

Staff recommends approval of the consent calendar Items #6 through #26.

A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt the Consent Calendar and to approve Items #6 through #26.

The consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Ms. Finn stated that there were seven Action Items. We are pulling Items #27 through #32, Department Boating and Waterways projects, to allow the JLBC additional time to review the projects.

Item #33, Department of General Services, State Public Works Board, Audit of Revenue Bonds. The report concluded that the financial statements fairly represented the financial positions for the funds, which are the High Technology Revenue Bond Fund, the Public Building Construction Fund, and the New Prison Construction Revenue Fund. This report was as of June 30, 2003, and the results of its operations and cash flows for the year then ended are in conformity with generally accepted accounting principles. Staff recommends approval.

Ms. Mateo asked what action is before the Board today.

Ms Finn stated that the action before the Board is to adopt the reports, so that they may be forwarded to the Controllers Office.

A motion was made by Mr. Hemphill and Second by Mr. Garcia to adopt Action Item #33.

Action Item #33 was adopted by a 3-0 vote.

OTHER BUSINESS:

Ms. Finn stated that there was one item of other business.

Staff recommends approval of the 2004 State Public Works Board Calendar.

A motion was made by Mr. Garcia and Second by Mr. Hemphill to adopt the 2004 State Public Works Board Calendar.

The 2004 Calendar was adopted by a 3-0 vote.

REPORTABLES:

Ms. Finn indicated there were six reportable items that Finance staff had approved under the authority delegated by the Board.

NEXT MEETING:

Ms. Finn noted that the next regularly scheduled meeting is Friday, December 12, 2003, at 10:00 am, in Room 112.

Having no further business, the meeting was adjourned at 10:14 am.

BOND ITEM

BOND ITEM – 1

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
PORTERVILLE DEVELOPMENT CENTER, PORTERVILLE, TULARE COUNTY
96 Bed Forensic Residential Expansion

Authority: Chapter 157/03, Item 4300-301-0660 (2)

Adopt a resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented by the Department of Developmental Services.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Developmental Services and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Department of developmental Services and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$56,824,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 1

Department of Developmental Services
Porterville Development Center, Porterville, Tulare County
96 Bed Forensic Residential Expansion

Action Requested

The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.

Scope Description

This project is within scope. This project will construct a 96-bed forensic residential unit expansion and provide infrastructure for future residential units. Project scope includes, 6 each, 9,316 sf forensic residential units totaling (55,896 sf) and a protective services facility (10,000 sf). Site improvements include, new water well with a 500,000-gallon storage tank, perimeter fencing (14,000 lf), 3-new guard towers, new sallyports, storm drainage retention ponds, and paved roads for access and perimeter security (11,400 lf). A 40 ft. communication tower will be installed and an emergency generator building (900 sf) with generator will be constructed. Several small existing structures will be demolished.

Funding and Cost Verification

This project is within cost.

\$56,824,000 total estimated project costs

\$0 project costs previously allocated:

\$56,824,000 project costs to be allocated: \$43,405,000 Construction Contract, \$2,170,000 Construction Contingency, \$5,185,000 A&E Services, \$2,659,000 Preliminary Plans, and \$3,405,000 Working Drawings.

CEQA

The CEQA documentation will be filed during the preliminary plans phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2004
Approve working drawings:	May 2005
Complete construction:	July 2007

Due Diligence Status

Will enter PP phase, including due diligence, upon receipt of interim financing. DGS staff has met with Karen Patche, but item has not yet been scheduled.

Other

DOF, DGS and DDS have reviewed and agreed that the Protective Services building is not required to be an essential services building, as inadvertently stated in the Budget Package outline specifications.

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 2

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
PORTERVILLE DEVELOPMENT CENTER, PORTERVILLE, TULARE COUNTY
Forensic Recreation and Activity Center

Authority: Chapter 157/03, Item 4300-301-0660 (1)

Adopt a resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board, as consented by the Department of Developmental Services.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Developmental Services and the State Public Woks Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Department of developmental Services and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$6,495,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 2

Department of Developmental Services
Porterville Development Center, Porterville, Tulare County
Forensic Recreation and Activity Center

Action Requested

The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.

Scope Description

This project is within scope. This project will construct a new 16,140 sf Recreational Facility and Swimming Pool Complex at the Porterville Development Center. The main facility will be a single story structure including a multipurpose room, showers, restrooms, serving kitchen and storage rooms. Site improvements consist of building pad, underground utilities and concrete walkways. The 2,087 sf pool will have a zero depth entry for disabled access, a covered patio area and concrete decking around pool. A 665 sf building will be constructed to house pool equipment and chemicals.

Funding and Cost Verification

This project is within cost.

\$6,495,000 total estimated project costs

\$0 project costs previously allocated:

\$6,495,000 project costs to be allocated: \$4,854,000 Construction Contract, \$243,000 Construction Contingency, \$692,000 A&E Services \$357,000 Preliminary Plans, and \$349,000 Working Drawings.

CEQA

The CEQA documentation will be filed during the preliminary plans phase.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2004
Approve working drawings:	May 2005
Complete construction:	July 2007

Due Diligence Status

Will enter PP phase, including due diligence, upon receipt of interim financing. DGS staff has met with Karen Patche, but item has not yet been scheduled.

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL, LOS ANGELES COUNTY
Construct New Kitchen & Remodel Satellite Serving Kitchens

Authority: Chapter 157/03, Item 4440-301-0660 (2)

Adopt a resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
3. Approve the form of and authorize the execution of a Site Lease between the Department of Mental Health and the State Public Works Board.
4. Approve the form of and authorize the execution of a Facility Lease between the Department of Mental Health and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$18,726,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 3

Department of Mental Health
Metropolitan State Hospital, Los Angeles County
Construct New Kitchen & Remodel Satellite Serving Kitchens

Action Requested

The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.

Scope Description

This project is within scope. The approved project authorizes the construction of a new single story 26,100 sf Central Kitchen Facility, and will renovate 6 existing Satellite Kitchens and Dining Facilities. New Kitchen includes, overhead fire sprinkler system, exterior plaster walls, standing seam metal roofing, special features include new kitchen equipment cook / chill system high capacity food storage racks, large freezer's, 48" high receiving dock with four overhead coiling doors, independent mechanical system, high voltage electrical system and a new 300 kva emergency generator. Satellite Kitchen improvements include new: kitchen equipment, seamless epoxy floors, ceramic tile walls, and acoustical ceiling tiles. Demolition work consists of asbestos abatement, removing existing finishes and equipment from Satellite Kitchens.

Funding and Cost Verification

This project is within cost. Chapter 157, Statutes of 2003, Item 4440-301-0660 (2) appropriated \$18,726,000 total estimated project costs: Preliminary plans \$832,000, working drawings \$942,000, construction \$16,952,000 (contract \$13,974,000, contingency \$978,000, A&E and other project costs \$1,999,700).

\$18,726,000 total authorized project costs

CEQA

CEQA study has not started.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: September 2004
Approve working drawings: September 2005
Complete construction: August 2007

Due Diligence Status

Will enter PP phase, including due diligence, upon receipt of interim financing. DGS staff has met with Karen Patche, and DGS briefly reviewed due diligence for other projects at Metro in preparation for kick-off meeting. A meeting has been schedule with DGS Legal & RESD to define project area.

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 4

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA MEDICAL FACILITY, VACAVILLE, SOLANO COUNTY
Mental Health Crisis Beds

Authority: Chapter 157/03, Item 5240-301-0660(2)

a. Adopt a resolution to:

1. Authorize the use of interim financing to be paid from the Public Building Construction Fund from the proceeds from the sale of the bond.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Site Leases between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Department of Corrections and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

TOTAL ESTIMATED PROJECT COSTS: \$18,645,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 4

Department of Corrections
California Medical Facility, Vacaville, Solano County
Mental Health Crisis Beds

Action Requested

The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.

Scope Description

This project is within scope. The new facility will be a single story building with an area of approximately 38,000 square feet and will be of Type II Fire Resistive Construction with a B Occupancy in the administration space and an 1-3/B Occupancy elsewhere. The facility will be designed to meet Title 22 and Title 24 Correctional Treatment Center regulations with an overlay of Acute Psychiatric Hospital requirements. The facility will provide two 25-bed nursing units with single-occupancy wet cells, programming/support spaces, outdoor recreation yards, food service, a satellite pharmacy, storage, and a trauma treatment room. Administration space will include offices and work areas for mental health personnel, records and file storage, a central copy and supply room, a conference room, a staff lounge, toilet rooms, and a janitor's closet.

Funding and Project Cost Verification

This project is within cost.

\$18,645,000 total estimated project cost

\$18,645,000 project costs has been allocated: preliminary plans \$1,561,000; working drawings \$1,325,000; and construction \$15,759,000 (\$12,529,000 contracts, \$626,000 contingency, \$1,037,000 A/E Services, \$1,237,000 agency retained, \$330,000 project administration)

CEQA

This project will comply with the requirements of CEQA and be completed as part of the preliminary plan phase.

Project Schedule:

The project schedule is as follows:

Completion of Preliminary Plans:	August 2004
Complete of Working Drawings:	July 2005
Completion of Construction:	June 2007

Due Diligence Status

Due diligence will start in March 2004 and be completed in June 2004. Approval of PP scheduled for Aug 2004 PWB.

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 5

DEPARTMENT OF CORRECTIONS (5240)

CALIFORNIA STATE PRISON, SACRAMENTO, SACRAMENTO COUNTY

Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Authority: Chapter 106/01, Item 5240-301-0001 (33)
Chapter 379/02, Item 5240-301-0001 (10)
Chapter 157/03, Item 5240-301-0660 (5)

a. Adopt a resolution to:

1. Authorize the use of interim financing to be paid from the Public Building Construction Fund from the proceeds from the sale of the bond.
2. Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
3. Approve the form of and authorize the execution of new and/or amended Site Leases between the Department of Corrections and the State Public Works Board.
4. Approve the form of and authorize the execution of new and/or amended Facility Leases between the Department of Corrections and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

TOTAL ESTIMATED PROJECT COSTS:

\$15,248,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 5

Department of Corrections
California State Prison - Sacramento, Sacramento County
Psychiatric Services Unit/Enhanced Outpatient Care, Phase II

Action Requested

The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.

Scope Description

This project is within scope. This project will modify approximately 50,916 square feet (sq ft) of existing warehouse space to include: approximately 20,120 sq ft of new office space with fire rated corridors; restroom; conference rooms with acoustical ceilings; addition of 12 Mental Health Crisis Beds (approx 6,636 sq ft) with detention doors; Psychiatric Services Unit (PSU) treatment center and classrooms (approx. 9,216 sq ft); Enhanced Outpatient Program treatment center classrooms with security walls and ceilings (approx 13,944 sq ft); gym improvements which include the removal of existing temporary classrooms and installing new treatment classrooms with HVAC, lighting, ceilings and security doors (approx 6,795 sq ft); and, PSU housing unit work including cell improvements by replacing 64 high security cell doors, and adding cell light switches. This project is critical to maintain Federal Court compliance with the Coleman vs. Wilson litigation that mandates the Department to implement a comprehensive mental health delivery system.

Funding and Project Cost Verification

This project is within cost.

\$17,150,000 total estimated project cost

\$1,902,000 project costs previously allocated: preliminary plans \$822,000 and working drawings \$1,080,000

\$15,248,000 project costs to be allocated: construction \$15,248,000 (contract \$12,281,000, contingency \$860,000, construction support \$1,498,000, and project administration \$609,000)

CEQA

The Notice of Exemption was filed with the State Clearinghouse on October 29, 2001, and the waiting period expired on November 28, 2001, with no public comment.

Project Schedule

The project schedule is as follows:

Approval of Preliminary Plans:	June 2002
Approval to Proceed to Bid:	June 2003
Begin Construction:	December 2003
Complete Construction:	June 2005

Due Diligence Status

DGS has completed all due diligence work. DGS indicates that DOF will have the final summary of conditions by the first week of Nov 2003.

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
LASSEN-MODOC RANGER UNIT HEADQUARTERS, LASSEN COUNTY

Authority: Chapter 106/01, Item 3540-301-0660(3)

- a. Approve augmentation **\$43,000**
(2.3 percent of total project)
(17.1 percent cumulative augmentation)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 6

Department of General Services
Department of Forestry and Fire Protection
Lassen-Modoc Ranger Unit Headquarters

Action Requested

This action will provide for augmentation for the construction phase of this project.

Scope Description

This project is within scope. This project includes the construction of a new 5-bay Auto Shop with attached bulldozer storage and various Agency Retained items. The Agency Retained portion includes: an Apparatus Building, site grading, paving, curbs and sidewalks, underground utilities, and site demolition.

Funding and Cost Verification

This project is not within cost. The project was previously augmented by \$222,850 (14.4 percent total project) in December 2001 to award the construction contract. The Department of Forestry and Fire Protection (CDF) is requesting an additional \$43,000 (2.8 percent total project) augmentation for the installation of a fire sprinkler system, which represents a cumulative augmentation of \$265,850 (17.1 percent total project) to complete the construction.

During the construction of the Auto Shop the contractor discovered that the fire sprinkler system was not sized properly due to lower than anticipated water pressure. It was determined that a less-expensive firewall could be constructed in lieu of using sprinklers to meet fire code requirements and reduce the need for an augmentation. In an effort to reduce costs, the construction of the firewall was moved to Agency Retained (with an un-funded potential deficit) and the contract savings from deleting the fire sprinkler system were applied to miscellaneous electrical change orders of approximately the same amount.

An augmentation for the Agency Retained portion of the Project was not sought at this time because the cost of the firewall was unknown and because it was unknown if project savings from the Apparatus Building, which had not been started, could be realized to offset the cost of the firewall.

As it turns out, the Apparatus Building is now almost complete and this portion of the Project did not yield additional savings. However, CDF staff has determined that they could install a fire sprinkler system, as originally designed, for less than the cost of the firewall, which significantly reduces the need for an augmentation. Nonetheless, an augmentation of \$43,000 is needed to install the fire sprinkler system in the Auto Shop. Until this system is installed, the Fire Marshall will not allow welding in the bay designated for welding. Until this is corrected, all welding must be done outside, which creates an operational problem during the wet winter months when the majority of the off-season repairs are made. A 20-Day Letter was sent to the Legislature on October 15, 2003 and the waiting period has expired without comment.

\$1,818,000	total estimated project costs
\$1,552,000	total authorized project costs
\$1,775,000	project costs previously allocated: preliminary plans \$105,000, working drawings \$82,000, construction \$1,588,000 (\$925,000 contract, \$46,000 contingency, \$108,000 A&E, \$286,000 Agency Retained, and 222,850 previous augmentation)
\$43,000	requested augmentation

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 06, 1999 and the waiting period expired on May 06, 1999.

Project Schedule

The project schedule is as follows:

Complete Construction: November 2003

Due Diligence Status

Project under construction, due diligence is complete.

Staff Recommendation: Approve augmentation of construction funds.

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF FISH AND GAME (3600)
ELKHORN SLOUGH ECOLOGICAL RESERVE RESEARCH AND EDUCATION CENTER
Construct Facility, Monterey County

Authority: Chapter 379/02 Item 3600-301-0005(1)
Chapter 379/02 Item 3600-301-0890(1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 7

Department of Fish and Game
Elkhorn Slough Ecological Reserve Research and Education Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This Project is within scope. This project will construct a Research and Education Center (3,502 square foot), which includes: a classroom, laboratory and meeting room, research laboratory, visiting researcher studio, office space and conference rooms, and related site work. Site work includes: site grading, concrete walkways, landscaping, a parking area, a 30,000-gallon water storage tank, fire hydrants and fire sprinklers in the visiting researcher studio.

Funding and Cost Verification

This Project is within cost. With the exception of a Coastal Commission building permit, preliminary plans for this project are complete. In order to obtain the permit, Monterey County (acting on behalf of the Coastal Commission) has required a geologic study of the site to update existing information and staking and flagging of the buildings to facilitate their review. An augmentation for preliminary plans of \$48,000 (2.6 percent total appropriation) was approved on October 22, 2003 to complete this work. While the coastal development permit will not be secured prior to November 7, 2003, it has been determined that the approval of preliminary plans prior to receiving the development permit will allow the project to utilize Federal funding that is set to expire in February 2006. If preliminary plans are not approved at this time and the start of working drawings is delayed until the development permit is issued, an extension of the Federal funds will be necessary and it is unknown at this time if an extension will be granted. If the project is delayed and an extension on the Federal funds is not granted, it is unlikely that the project can be completed.

\$1,912,000 total estimated project costs

\$196,000 project costs previously allocated: preliminary plans (including \$48,000 augmentation)

\$1,716,000 project costs to be allocated: working drawings \$116,000, construction \$1,600,000 (\$1,280,000 contract, \$64,000 contingency, \$256,000 A&E)

CEQA

A Mitigated Negative Declaration was filed on October 10, 2003 and the waiting period will expire on November 6, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: November 2003
Complete construction: June 2006

Due Diligence Status

No due diligence concerns noted.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
ANZA BORREGO DESERT STATE PARK, VALLECITO RANCH
SAN DIEGO COUNTY

DPR Parcel Number A42801, DGS Parcel Number 10180

Authority: Chapter 379/02, Item 3790-301-6029(6)
Chapter 379/02, Item 3790-301-0890(1)
Chapter 379/02, Item 2660-101-0183

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 8

Department of General Services
Department of Parks and Recreation
Anza Borrego Desert State Park, Vallecito Ranch

Action requested

The requested action will authorize acquisition for this project.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of interests in lands that meet criteria established for a Proposition 40 Acquisition Program, a Federal Trust Fund Acquisition Program, and for a State Department of Transportation Environmental Enhancement and Mitigation Program (EEMP), without specifying particular parcels. This request will authorize acquisition of 3,338.98 acres as an addition to the Anza Borrego State Park in the south central portion of San Diego County.

Funding and Cost Verification

This project is within cost. The State will purchase the property from the Anza Borrego Foundation (ABF) through a dual escrow. Cost of this project to the State of \$2,323,000 includes \$1,073,000 (Prop 40), from Chapter 379/02, Item 3790-301-6029(6), which provides \$40,000,000, \$750,000 (Land and Water Conservation Fund (LWCF)) from Chapter 379/02, Item 3790-301-0890(1), which provides \$3,700,000, and \$500,000- (EEMP) from Chapter 379/02, Item 2660-101-0183, which provides \$11,800,000 for these acquisition programs. There are sufficient balances remaining in the accounts to pay the total project costs. ABF will finance the remainder of its purchase price with grants and a private donation.

\$2,323,000 total estimated project costs

\$5000 project costs previously allocated: Department of General Services appraisal; environmental, and acquisition reviews

\$2,318,000 project costs to be allocated: \$2,300,000 acquisition, and \$18,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 27, 2001. The waiting period expired on November 1, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is November 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Anza Borrego - Vallecito Ranch parcel on April 25, 2003. The acquisition consists of approximately 3,400 acres of land ranging in elevation from approximately 1,800 feet above mean sea level (MSL) along the southwestern boundary to 1,480 feet MSL in the southeastern corner of the property. Property development consists of two ranches on the western portion of the site. The Campbell Ranch consists of five buildings including a main

residence, a second (white) house (designated as not habitable or not to be rented per the San Diego County Health Regulations - Julius Laky, Broker for All States Properties Company, personal communication - 7/8/03), a small house, a storage building and a barn. The Vallecito Ranch consists of a 3,400 square foot house with detached 3-car garage, in-ground swimming pool, koi/fish pond, hangar and a landing strip. A corrugated tin shed and small concrete pads (previous location of the McCain motor home) remain in the south-central portion of the Vallecito Ranch property. At least six water wells and three septic systems are located onsite.

A Phase I Environmental Site Assessment report prepared by MAZ Environmental, April 3, 2003, was reviewed by ESS and found to be in accordance with American Society for Testing and Materials (ASTM) standards. The PSA I found the property does not contain recognized environmental conditions that could be revealed by site inspection, records research, or consultation with regulatory agencies. The PSA identified irregular earthen mounds, possible locations of buried household trash, present south and west of the Campbell Ranch caretaker's house. Though small localized areas of hazardous substances may be present as a result of disposal of household supplies and/or wastes, the conclusion reached in the PSA regarding the localized trash deposits was "not likely to impact the conditions of the property." Additionally, Merle Ziman, Registered Environmental Assessor (REA) with MAZ Environmental, contacted Susan Wade, District Archaeologist with Anza Borrego Desert State Park on March 20, 2003, regarding the possible hazardous nature of the household trash deposits. According to Ms. Wade, "rural trash typically contains bottles, dishes, etc...agricultural trash contains metal and wood debris. Don't find hazardous material/hazardous waste in the trash" (Merle Ziman, REA, personal communication 7/8/03). The PSA recommended the removal and proper disposal of trash at the Campbell Ranch site and the former site of the McCain trailer. ESS staff concurs with the recommendation for removal and proper disposal of trash (e.g., 25 gallon pails containing Sentinel plastic remover, ERPILOC penetrating lockdown encapsulant, propane tank - if no future use planned, etc.), at these two sites. Additionally, ESS staff recommends the well located adjacent to the dirt road on the eastern edge of the melon field should be properly capped preventing any possible groundwater contamination. No potential problems with hazardous materials were observed during the ESS site visit and the property is compatible with the proposed future use. Based upon these findings, ESS staff recommends approval of site acquisition.

Due Diligence Status

All of the grant agreements were sent (final one provided to DGS on 10-20-03). DGS reviewed and did not raise any issues about the federal grant documents. The RLFF/ ABF Grant Agreement was revised just as requested. The first paragraph of the PAA still needs to be discussed. The agenda must be updated to reflect all of the changes that have taken place since it was submitted.

Other:

- The State Public Works Board approved this project for site selection on August 15, 2003.
- The purchase price does not exceed the estimated fair market value as determined by a Department of General Services approved appraisal.
- There is no implied dedication on the property.
- The property is unoccupied with no relocation costs involved in this proposed acquisition.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- DPR estimates the need for 17 PYs and ongoing costs of \$1,662,000 for personal services and operating expenses to provide for public safety, immediate public use, protection of significant natural and cultural resources, interpretation, trash removal and maintenance. In addition, DPR further estimates one-time costs of \$1,784,000 for repairs, historic structures stabilization, exotic plant removal, dirt road grading, boundary surveys, consultant contracts, and one-time purchase of equipment including vehicles and a tractor. DPR has provided this

information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the

Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until additional funding is provided DPR will provide limited resource protection and limited patrols of the property.

- DPR clarified with the County of San Diego that the single family residence designated by the County as not habitable can be made habitable with general cleaning, cleaning or replacement of carpet, elimination of rodent infestation, and replacement of torn window screens and missing electrical cover plates. This residence, two additional residences, barn, storage building, aircraft hangar, and landing strip will be used in DPR park operation. DPR's plan is, upon the close of escrow, to provide security and resource protection by posting boundaries, patrolling the property, and placing security gates. These costs will be absorbed within DPR's existing support budget.
- Trash and personal property shall be removed by the property owner prior to close of escrow, with the exception of some minimal non-toxic household trash, which will be removed by DPR after the close of escrow.
- For approximately 255 acres, coal and mineral rights with surface rights of entry were reserved to the United States Government by granting Patent when the property was homesteaded. The acreage on which the coal and mineral rights have been reserved is in a remote area with no recorded mining claims reported and no known mining history. The probability that the United States Government would grant a mining claim on this property is estimated to be low. Further, it is DPR's intent to use this area of land for habitat enhancement only with no structural improvements planned in this location.
- Upon close of escrow, DPR will cap the well located adjacent to the dirt road on the eastern edge of the melon field.
- This acquisition constitutes a dual escrow whereby the current owner will sell the property to ABF via an option agreement and then ABF will immediately sell the property to the State. The State is not a party to, and is not taking title to the property subject to, any terms and/or conditions as contained in any donation agreements, grant agreements, proposals, contracts, option agreements, or any similar agreements entered into by ABF in connection with ABF's purchase of the property. The EEMP and LWCF grants are extended to DPR with conditions. The EEMP Grant requires the State to preserve 832 acres of the overall 3,338.98 acres for natural and scenic resources, including wildlife corridor, and provide habitat for rare, protected, or declining animal and plant species. Remedy, in the event of default, is reimbursement of participating grant funding. The LWCF grant similarly restricts property uses to wildlife, habitat, and cultural resource protection and preservation. Remedies for use inconsistent with the grant purposes include conversion of use or substitution by other properties of at least equal market value and reasonably equivalent usefulness and location. Both alternatives required approval by the Secretary of the U.S. Department of Interior. The Department of General Services staff were aware of these restrictions when they determined that the DPR would not be paying more than fair market value as determined by the approved appraisal for this property.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
BUTANO STATE PARK, GAZOS CREEK, SAN MATEO COUNTY
DPR Parcel Number A41101, DGS Parcel Number 10140

Authority: Chapter 106/01, 3790-301-0005(28)
Chapter 379/02, 3790-301-0890(1)

a. Authorize acquisition consistent with staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 9

Department of General Services
Department of Parks and Recreation
Butano State Park, Gazos Creek

Action Requested

The requested action will authorize an acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature approved funding for the purchase of property that is either forested with redwoods or that would enhance the protection or preservation of redwood forest ecosystems. Preference was to be given to projects where matching contributions were available but particular parcels were not specified. In addition, the Legislature provided authority to the Department of Parks and Recreation (DPR) to spend federal funds to acquire important additions to the State Park System, including a Sempervirens Fund program in the Santa Cruz Mountains. The Federal government provided DPR with a Federal Land and Water Grant specifically for this purchase. This request will authorize the acquisition of approximately 431 acres, forested with redwoods that are part of the Sempervirens program and meet the requirements of the Federal Land and Water Grant.

Funding and Cost Verification

This project is within cost. Chapter 106/01, Item 3790-301-0005(28) provides \$4,318,000 for this acquisition in fee simple interest and associated overhead for the real property, and Chapter 379/02, Item 3790-301-0890(1) provides \$3,700,000 for acquisition projects. The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$1,608,000 total project costs

\$3,000 project costs previously allocated (DGS staff costs)

\$1,605,000 project costs to be allocated: \$1,600,000 acquisition and approximately \$5,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 6, 2002, and the waiting period expired on January 10, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2003.

Due Diligence Status

The federal grant, which is helping to fund this project, is limited to 50% of costs. Staff from the federal government sent an e-mail stating that they would use the approved FMV rather than the price to determine the project costs. DGS looked at the federal restrictions and determined these restrictions will not result in the State paying more than FMV for the property.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Gazos Creek/Butano property on October 21, 2002, located near Pescadero, California. The parcel is undeveloped and does not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials. Given the current condition of the subject property and its prior land use, ESS staff recommends that a Phase 1 Site Assessment is not necessary. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- NPS and DPR have entered into a Land and Water Conservation Fund Project Agreement (Agreement), which provides funding participation by the federal government based on a federally approved appraised value. The Agreement creates an obligation for DPR to acquire and maintain the property consistent with the Land and Water Conservation Fund Act (Act). Conversion of the land to any use inconsistent with the terms of the Act is at the sole discretion of the Federal Government. The State funding provided in this acquisition does not exceed the market value of the property as restricted.
- Although the federal government will only provide a grant for 50% of the total costs of a project, the National Park Service has indicated that the federal government uses approved appraised fair market values to determine the level of grant funding the State is eligible for on a given project. The federal government understands that the State will be paying the seller \$1,600,000 for this property and has knowingly provided a federal grant of \$925,000 toward this purchase price.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- DPR estimates the need for 1.2 PY and ongoing costs of \$129,000 for personal services and operating expenses to provide for public safety, a minimum level of public access, resource protection, and maintenance. In addition, DPR further estimates one-time costs of \$77,000 for temporary parking, signage, baseline studies, minimal boundary survey, and one-time purchase of equipment. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR will provide for limited patrol and limited resource protection.
- Site selection for this property was delegated and approved on October 22, 2003.

Staff Recommendation: Authorize site an acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
FOLSOM LAKE STATE RECREATION AREA, SNIPES PERSHING
SACRAMENTO COUNTY

DPR Parcel Number A45901, DGS Parcel Number 10202

Authority: Chapter 379/02, 3790-301-0262(1)

a. Authorize acquisition consistent with staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 10

Department of General Services
Department of Parks and Recreation
Folsom Lake State Recreation Area, Snipes Pershing

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature appropriated funds to the Department of Parks and Recreation (DPR) from Proposition 117 Habitat Conservation Funds to acquire parcels that meet the requirements of the Fish and Game Code. This request would authorize site selection and acquisition of approximately 12.4 acres. This acquisition meets the criteria established in the DPR's acquisition guidelines and the requirements of the Fish and Game Code because it is an acquisition adjacent to an existing park unit, Folsom Lake State Recreation Area, and it would lead to the restoration of riparian habitat. In addition, the acquisition provides convenient walking and driving access for the public because it is adjacent to a residential neighborhood.

Funding and Cost Verification

This project is within cost. Chapter 379/02, Item 3790-301-0262(1) provided \$1,000,000 funding for acquisitions that meet the requirements of the Fish and Game Code. The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$355,000 total project costs

\$3,000 project costs previously allocated (DGS staff costs)

\$352,000 project costs to be allocated: \$350,000 acquisition and approximately \$2,000 in escrow closing costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 31, 2002, and the waiting period expired on March 7, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is November 2003.

Due Diligence Status

DPR had to collect several signatures and have the title company remove several restrictions. As of 10-24-03, DPR still needs to collect 8 signaturers. DPR has said this will be completed prior to the meeting.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) Staff, conducted a site visit on June 13, 2002, of the Snipes-Pershing Ravine properties. No due diligence issues were noted that would prevent acquisition. The property includes open space for recreation, native plant habitat and public trails. ESS staff concluded that a formal Preliminary Site Assessment, Phase 1, was not necessary for acquisition based on the following findings:

(1) the site remains undeveloped and contains vernal pools, creeks, grasses and oak woodland; (2) the property is adjacent to the Folsom State Recreation Area (SRA); (3) there are no surface/subsurface improvements on the property that would require inspection; (4) no observation of hazardous material use, solid waste, storage of these wastes, or surface drainage was made; and, (5) properties adjacent to the site are residential and do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Other:

- Site selection for this project was approved through delegation on September 15, 2003.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant and unimproved.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- DPR estimates the need for \$114,000 in one-time costs for fencing and signage, temporary parking, boundary survey, chemical restrooms, non-hazardous debris removal, trail repair and resource protection. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until additional funding is provided, and pending availability of existing funding, DPR will provide limited authorized public access and limited resource protection.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HENRY W. COE STATE PARK, BEAR MOUNTAIN
SANTA CLARA & STANISLAUS COUNTIES
DPR Parcel Number A38901, DGS Parcel Number 10208

Authority: Chapter 52/00, Item 3790-301-0005(15)

a. Authorize acquisition consistent with staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 11

Department of General Services
Department of Parks and Recreation
Henry W. Coe State Park, Bear Mountain

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature included an appropriation to the Department of Parks and Recreation (DPR) from Proposition 12: Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Fund for high priority additions to Henry W. Coe State Park within the Mt. Hamilton Open Space project. While particular parcels were not specified, priority was to be given to the Stevenson Property adjacent to Henry W. Coe State Park. This request will authorize acquisition of fee simple interest in a 10.0 parcel as an addition to the Henry W. Coe State Park Mt. Hamilton Open Space Area.

Funding and Cost Verification

This project is within cost. Chapter 52/00 Item 3790-301-0005(15) provides \$12,000,000 for fee simple interest and overhead for this acquisition. The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$66,000	total project costs
\$4,000	project costs previously allocated (Fee appraisal and DGS staff costs)
\$62,000	project costs to be allocated: \$60,000 acquisition and approximately \$2,000 in escrow closing costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 24, 2003, and the waiting period expired on October 29, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is December 2003.

Due Diligence Status

Prior to site selection approval, DPR hired a firm with regional knowledge to complete a new appraisal after getting back a DGS appraisal DPR felt under valued the property. DGS approved the revised appraisal. Because the revised appraisal is approved, we have no due diligence issues on this point but we are still asking about the process DPR uses during negotiations.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Bear Mountain, Stonier parcel on May 8, 2003. The acquisition consists of approximately 10 acres of primarily undeveloped agricultural/ranch land located adjacent to Henry Coe State Park. The predominant current and historic use of the land is/was for cattle grazing, although there are no cattle on the property at present. The landowner uses the property primarily for recreational purposes. Property improvements consist of the following:

- cabin - 100 square foot single room cabin with a wood burning stove. The cabin is a wood frame structure with plywood walls, floor and ceiling and a corrugated metal roof built on concrete piers.
- workshop - a 64 square foot metal workshop with shower, the water for which is supplied by a small private reservoir.
- reservoir - the small, private reservoir contains non-potable water, which is provided to both the cabin and workshop via gravity flow.
- barn/lean-to - the lean-to, containing some stacked hay, is primarily open with a corrugated metal roof.

The property has no access to public electricity or telephone service. No septic system or wells are located on the property. The landowner indicated he would remove the three buildings, i.e., cabin, workshop, barn/lean-to if DPR so wanted. In addition to the removal of the buildings, ESS staff recommends the removal and proper disposal of two plastic "antifreeze" containers stored within the workshop.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the primarily undeveloped nature of the property. No potential problems with hazardous materials, e.g., ground and/or vegetation staining in and near the three small buildings and reservoir were observed during the ESS site visit and the property is compatible with the proposed future use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- A non-exclusive ingress/egress easement through the property has been addressed in appraisal review and determined to have no significant value impact.
- There is no implied dedication.
- The property is vacant and all improvements will be removed by the seller prior to close of escrow.
- There is no relocation assistance involved with this project.
- DPR estimates that there will not be a need for additional operational support at this time. This acquisition is an inholding with limited access.
- Site selection for this property was delegated and approved on October 22, 2003.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF HEALTH SERVICES (4260)

CONTRA COSTA COUNTY

Richmond Laboratory–Phase II

*Authority: Chapter 162/96, Item 4260-301-0001 (1)
Chapter 282/97, Item 4260-301-0001 (1)
Chapter 324/98, Item 4260-301-0660 (1)
as reappropriated by Chapter 157/03, Item 4260-492*

a. Approve increased cost within appropriation	\$207,000
	(\$8,674,000 cumulative)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

Department of Health Services
Richmond Campus, Phase II Laboratory

Action Requested

The requested action will approve an augmentation for an increased cost within appropriation.

Scope Description

This project is within scope. The project will construct 176,000 gross square feet (gsf) of laboratories; 106,000 gsf for an auditorium, offices, and cafeteria; a 30,000 gsf warehouse; 20,000 gsf of shops; and buildout of 22,750 gsf from the Phase I project and related site development.

Funding and Project Cost Verification

This project is not within cost. Chapter 324/98, Item 4260-301-0660 provided \$108,416,000 for the construction phase of this project. The contract award resulted in a bid savings of \$14,976,000. The 2003-04 Budget Act (Chapter 157/03) used \$546,000 generated through the bond sale to offset debt service, thereby reducing the amount of available construction authority and bid savings by a like amount. Change orders related to unforeseen site conditions, additional electrical design requirements, and project delays have necessitated construction cost increases that were provided in 2001 and 2002. Design omissions related to boiler capacity and post-9/11 security requirements have resulted in additional project expenses and delays. The additional funds requested (\$207,000) are within the remaining available bid savings of \$5,963,000.

\$112,554,000 total estimated project costs

\$108,747,000 project costs previously allocated: preliminary plans \$2,989,000; working drawings \$3,851,000; construction \$101,970,000 (\$85,817,000 contract; \$3,868,000 contingency; \$9,722,000 A & E, \$2,500,000 agency retained).

\$3,807,000 to be allocated: increase of funds within construction appropriation

CEQA

The CEQA review period was completed in June 1996.

Project Schedule

The project schedule is as follows:

Complete project: August 2004

Due Diligence Status

Project under construction, due diligence is complete.

Staff Recommendation: Approve augmentation.

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF HEALTH SERVICES (4260)

CONTRA COSTA COUNTY

Richmond Campus Laboratory–Phase II

*Authority: Chapter 162/96, Item 4260-301-0001 (1)
Chapter 282/97, Item 4260-301-0001 (1)
Chapter 324/98, Item 4260-301-0660 (1) as reappropriated by
Chapter 157/03, Item 4260-492*

a. Approve increased cost within appropriation **\$3,600,000**
(\$12,274,000 cumulative)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 13

Department of Health Services
Richmond Campus Laboratory–Phase II

Action Requested

The requested action will approve an augmentation for an increased cost within appropriation.

Scope Description

This project is within scope. The project will construct 176,000 gross square feet (gsf) of laboratories; 106,000 gsf for an auditorium, offices, and cafeteria; a 30,000 gsf warehouse; 20,000 gsf of shops; and buildout of 22,750 gsf from the Phase I project and related site development.

Funding and Project Cost Verification

This project is not within cost. Chapter 324/98, Item 4260-301-0660 provided \$108,416,000 for the construction phase of this project. The contract award resulted in a bid savings of \$14,976,000. The 2003-04 Budget Act (Chapter 157/03) used \$546,000 generated through the bond sale to offset debt service, thereby reducing the amount of available construction authority and bid savings by a like amount. Change orders related to unforeseen site conditions, additional electrical design requirements, and project delays have necessitated construction cost increases that were provided in 2001 and 2002. Design omissions related to boiler capacity, and post-9/11 security requirements have resulted in additional project expenses and delays that are being addressed this month in a separate agenda item. Finally, the resolution of a construction contract claim is resulting in additional expenses. The additional funds requested (\$3,600,000) are within the remaining available bid savings of \$5,756,000.

\$112,554,000 total estimated project costs

\$108,747,000 project costs previously allocated: preliminary plans \$2,989,000; working drawings \$3,851,000; construction \$101,970,000 (\$85,817,000 contract; \$3,868,000 contingency; \$9,722,000 A & E, \$2,500,000 agency retained).

\$3,807,000 to be allocated: increase of funds within construction appropriation (\$207,000 boiler capacity and security requirements, \$3,600,000 claim resolution)

CEQA

The CEQA review period was completed in June 1996.

Project Schedule

The project schedule is as follows:

Complete project: August 2004

Due Diligence Status

Project under construction, due diligence is complete.

Other

DGS indicates that an informational GAR, rather than a GAR requiring approval from the Governor's Office, would likely be sufficient to allow resolution of this claim.

Staff Recommendation: Approve augmentation upon proof that the Governor's Office has reviewed the GAR.

CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF CORRECTIONS (5240)

CHUCKAWALLA VALLEY STATE PRISON, BLYTHE, RIVERSIDE COUNTY

Heating, Ventilation, and Air Conditioning System

*Authority: Chapter 379/02, Item 5240-301-00751 (01)
as reappropriated by Chapter 157/03, Item 5240-490-0751 (01)*

- a. Approve proceeding with preliminary plans
- b. Approve recognized anticipated deficit for construction

(11.2 percent of total project cost)
(12.2 percent of construction cost)

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 14

Department of Corrections
Chuckawalla Valley State Prison (CVSP), Blythe, Riverside County
Heating, Ventilation, and Air Conditioning

Action Requested

The requested action will authorize proceeding with preliminary plans while recognizing an anticipated deficit for the construction phase.

Scope Description

This project is within scope. This project as originally proposed included replacement of the CVSP's antiquated HVAC system with independent facility HVAC systems throughout the institution, and repair of collateral damage resulting from the existing units. Based on an updated engineering assessment, it was determined a more viable solution would be to provide a Centralized HVAC system in lieu of installing individual facility units. Accordingly, the Department of Corrections has obtained approval to proceed with this option based on a recent meeting with staff from the Department of Finance and Legislative Analyst's Office. The remaining portion of work, which entails repairing CVSP's housing units and various support facilities because of the collateral damage from the existing units, will not change. A 20-day letter was sent to the Legislature on October 24, 2003 without comment.

Funding and Cost Verification

This project is not within cost. The estimated increase to the construction phase as a result of a central plant configuration is \$2,941,000, or 12.2 percent above the construction cost outlined in the supplemental report language of the 2002 Budget Act. The Department of Corrections will incorporate this cost revision into the fiscal year 2004/05 Governor's Budget.

\$29,294,000 total estimated project costs

\$1,080,000 project costs previously allocated: preliminary plans \$1,080,000

\$25,273,000 project costs to be allocated: working drawings \$1,234,000, and construction \$24,039,000 (i.e., \$21,643,000 contracts, \$1,515,000 contingency, \$83,000 project administration, and \$798,000 agency retained)

\$2,941,000 recognized anticipated deficit for construction

CEQA

Pending. An update will be provided upon completion of the preliminary plans.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	July 2004
Approve working drawings:	May 2005
Approval to Proceed to Bid:	June 2005
Complete Construction:	June 2008

Due Diligence Status

Due diligence to start in Nov. 2003 and will be complete before CDC seeks PP approval.

Staff Recommendation: Approve authorization to proceed with preliminary plans while recognizing an anticipated deficit of 12 percent for the construction phase.

CONSENT ITEM

CONSENT ITEM – 15

**DEPARTMENT OF CORRECTIONS (5240)
MINOR CAPITAL OUTLAY PROJECTS
STATEWIDE**

Authority: Budget Act of 2003/04

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 15

Department of Corrections
Minor Capital Outlay Projects
Statewide

Action Requested

The requested action will provide approval of the use of Inmate Day Labor (IDL) resources for the Department's Minor Capital Outlay Program.

Scope Description

The project is within scope. Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources on any minor capital outlay project for the 2003/04 fiscal year. The projects being funded through minor capital outlay are for critical infrastructure deficiencies and security issues.

Funding and Project Cost Verification

This project is within cost.

\$5,000,000 total amount to be allocated

CEQA

Not Applicable.

Project Schedule

All projects will be in construction in the 2003/04 fiscal-year.

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEM

CONSENT ITEM – 16

DEPARTMENT OF THE YOUTH AUTHORITY (5460)
SOUTHERN YOUTH CORRECTIONAL RECEPTION CENTER/CLINIC
LOS ANGELES COUNTY
Specialized Counseling Beds

Authority: Chapter 52/00, Item 5460-301-0001 (3)
Chapter 379/02, Item 5460-301-0660 (3)

a. Approve preliminary plans and the release of working drawing funds

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 16

Department of The Youth Authority
Specialized Counseling Program Beds
Southern Youth Correctional Reception Center/Clinic
Norwalk, CA

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project consists of providing for the renovation of the existing Marshall Living Unit (8,500 gsf) by converting the current single living spaces into single occupant secure specialized treatment rooms and mental health services building at the Southern Youth Correctional Reception Center/Clinic in Norwalk. It is understood that this project will have a future scope change upon completion of design.

Funding and Project Cost Verification

The project is within cost.

\$3,606,000 total estimated project costs

\$141,000 project costs previously allocated: preliminary plans \$141,000

\$3,465,000 project costs to be allocated: working drawings \$227,000 and construction \$3,238,000 (\$2,707,000 contract, \$189,000 contingency, \$282,000 A & E & \$60,000 agency retained items)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 3, 2000, and the waiting period expired on December 3, 2000.

Project Schedule

The project schedule is as follows:

Approval working drawings: June 2004

Complete construction: June 2006

Due Diligence Status

Project pushed out to Dec.

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 17

UNIVERSITY OF CALIFORNIA (6440)
IRVINE CAMPUS, ORANGE COUNTY
UCIMC Replacement Hospital

*Authority: Government Code Section 15820.81
as amended by Chapter 71/00, Senate Bill 1667*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 17

University of California, Irvine
UCIMC Replacement Hospital

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project scope as amended in August 2003 provides for the construction of a new hospital of 189,297 assignable square feet (asf) and shell space of 25,000 gross square feet (gsf) to be fitted out later with hospital funds.

Funding and Cost Verification

This project is within cost.

\$314,965,000 total estimated project cost

\$13,593,000 project costs previously allocated: preliminary plans -- \$11,049,000 (state lease revenue bonds), \$2,544,000 (campus sources)

\$301,372,000 project costs to be allocated: working drawings -- \$9,967,000 (state lease revenue bonds), \$2,295,000 (campus sources); construction -- \$213,984,000 (state lease revenue bonds), \$65,025,000 (campus sources); equipment -- \$9,949,000 (external financing), \$152,000 (hospital reserves)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	November 2003
Complete construction:	December 2007

Due Diligence

UC requested due diligence in May 2003 and DGS will complete due diligence before proceeding to the construction phase.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 18

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY
Humanities and Social Sciences Facility

Authority: Chapter 379/02, Item 6440-301-6028 (8)
Chapter 157/03, Item 6440-301-6028 (18)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 18

University of California, Santa Cruz
Humanities and Social Sciences Facility

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Humanities and Social Sciences Facility will provide 50,081 assignable square feet (asf) of classroom, computer lab, meeting and office space to house the Division of Humanities and the Education Department of the Division of Social Sciences programs.

Funding and Project Cost Verification

This project is within cost.

\$29,305,000 total estimated project costs

\$1,479,000 project costs previously allocated: preliminary plans -- \$1,479,000 (State funds)

\$27,826,000 project costs to be allocated: working drawings -- \$1,146,000 (State funds),
construction -- \$24,680,000 (State funds), equipment -- \$2,000,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	June 2004
Complete construction:	November 2006

Due Diligence Status

Due diligence to start in the next couple months.

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 19

UNIVERSITY OF CALIFORNIA (6440)
SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY
Seismic Corrections, Phase 2A

Authority: Chapter 157/03, Item 6440-301-6028 (20)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 19

University of California, Santa Cruz
Seismic Corrections, Phase 2A

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Seismic Corrections, Phase 2A project will correct four deficient structures on the Santa Cruz campus: Sinsheimer Laboratories, Classroom Unit 1, Thimann Lecture Hall, and the McHenry-Hahn Bridge, all of which are rated seismically "Poor". The planned corrections for this project will address hazardous conditions and strengthen the seismic resistance of each structure to achieve a rating of "Good". Mandatory code upgrades will also be completed at this time.

Funding and Project Cost Verification

This project is within cost.

\$3,198,000 total estimated project costs

\$198,000 project costs previously allocated: preliminary plans -- \$243,000 (campus funds)

\$3,000,000 project costs to be allocated: working drawings -- \$190,000 (State funds),
construction -- \$2,810,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2004
Complete construction:	May 2005

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 20

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA STATE UNIVERSITY NORTHRIDGE (6610)
PRAIRIE STREET SCHOOL, ZELZAH COURT PROPERTY EXCHANGE
COUNTY OF LOS ANGELES

Project Number CSU001X, DGS Parcel Number 10120

Authority: Chapter 726/2001 Section 1

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 20

Department of General Services
California State University, Northridge
Prairie Street School, Zelzah Court Property Exchange

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The project authorizes acquisition of the Prairie Street Elementary School site consisting of approximately 8.5 acres in exchange for a portion of the California State University, Northridge (CSUN) campus consisting of approximately 5 acres. The property to be acquired is owned by the Los Angeles Unified School District and is adjacent to the CSUN campus. The site is improved with an unused LAUSD elementary school, which is currently used by the District for storage and parking. The CSUN intends to use this property for a future parking area.

Funding and Cost Verification

This project is within cost. Chapter 726, Statutes of 2001, Section 1 provides for the exchange of state owned land for the property to be acquired. The legislation provides that any funds received from the transaction authorized by the bill would be appropriated to the trustees for expenditure, without regard to fiscal year, for construction and capital development of projects that are eligible for state support, following approval by the Department of Finance.

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 4, 2002, and the waiting period expired on October 4, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is February 2004.

Condition of Property

The Department of General Services, Environmental Services Section (ESS) staff conducted a site visit on August 2, 2002, of the Prairie Street/Zelzah Court, Northridge site, located at 17930 Prairie Street, Northridge, Los Angeles County. No due diligence issues were noted that would prevent the site acquisition. Staff also reviewed a formal Preliminary Site Assessment, Phase I, completed for the California State University, Northridge, December 2000. Based on a review of the Phase I report and the site visit, ESS staff believe there are no unknown environmental hazards.

Other:

- The State Public Works Board approved the project for site selection on September 13, 2002.
- There is no relocation assistance involved with this project.
- LAUSD will provide a hold harmless agreement for any preexisting environmental conditions.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal.

Due Diligence:

DGS has completed due diligence for this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 21

CALIFORNIA COMMUNITY COLLEGES (6870)
SONOMA COUNTY COMMUNITY COLLEGE DISTRICT
PETALUMA CENTER, SONOMA COUNTY
Petaluma Center Phase II

Authority: Chapter 157/03, Item 6870-301-6028 (75) PW

a. Recognize scope change and local cost increase

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 21

California Community Colleges
Sonoma County Community College District
Petaluma Center, Sonoma County
Petaluma Center Phase II

Action Requested

The requested action will approve a scope change and local cost increase for this project.

Scope Description

The project is not within scope. The authorized scope of the project constructs 85,370 assignable square feet (asf) and modernizes 15,740 asf of existing facilities. Space types include 6,700 asf lecture space, 21,440 asf laboratory space, 12,202 asf office space, 19,570 asf library space, 3,045 asf audiovisual/television (av/tv) space and 38,153 asf other space. A new child development center was included in the original scope.

The District proposes to change the size and type of some of the laboratory functions by eliminating the culinary arts laboratory and replacing it with an art lab and studio. The culinary arts program has sufficient facilities on the Santa Rosa Campus and the District sees a more pressing need for the art lab and studio. The District also proposes to renovate an additional 9,682 asf of student services and science laboratory space at local expense. The District is also reallocating space in the locally funded component of the project to better meet programmatic needs.

The new scope will contain 6,700 asf lecture space, 26,657 asf laboratory space, 19,964 asf office space, 20,668 asf library space 3,045 asf av/tv space and 34,028 other space. A 20-day letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Project Cost Verification

The project is not within cost. The additional cost of these changes is estimated to increase the total cost of the project by \$2,449,000 and will be funded by the District. Pursuant to Government Code Section 13332.11, district funds are not subject to Public Works Board approval.

\$42,244,000 total estimated project costs

\$850,000 funds previously allocated: preliminary plans \$850,000

\$26,940,000 funds to be allocated: working drawings \$819,000, construction \$21,649,000 (\$19,619,000 contracts, \$981,000 contingency, \$1,049,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$4,472,000 at EPI 2564

\$14,454,000 local funds to be allocated: preliminary plans \$485,000, working drawings \$517,000, construction 12,675,000 (contracts \$11,555,000, contingency \$578,000 and \$542,000 administration, construction management, testing and inspection) at CCI 4100 and equipment \$777,000 at EI 2564

CEQA

The project is in the final stages of CEQA completion. The CEQA requirements will be complete when the project seeks approval of preliminary plans from the PWB.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	March 2004
Approve working drawings:	February 2005
Complete construction:	August 2007

Staff Recommendation: Approve scope change and local cost increase.

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT
MISSION CENTER, SAN FRANCISCO COUNTY
Mission Center Building

Authority: Chapter 50/99, Item 6870-301-0574 (63.1) P
Chapter 379/02, Item 6870-490, R
Chapter 71/00, Section 43 (a) (5), W
Chapter 892/01, Section 34 (b) (15) (A),
Chapter 379/02, Item 6870-490 (15)(A), R
Chapter 157/03, Item 6870-490 (15)(A), R
Chapter 157/03, Item 6870-301-6028 (61), CE

a. Recognize scope change and local cost increase

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 22

California Community Colleges
San Francisco Community College District
Mission Center, San Francisco County
Mission Center Building

Action Requested

The requested action will approve a scope change and local cost increase for this project.

Scope Description

The project is not within scope. The authorized scope of the project constructs a new 76,881 assignable (asf) complete campus facility. The project includes 11,415 asf classroom space, 25,966 asf laboratory space, 13,650 asf office and administrative support space, 6,900 asf library space, 840 asf audio-visual/television (AVTV) space and 18,110 asf other support space.

The project was slated to be located where the old Mission Theater and Giant Value retail store currently sit at 2250 and 2558 Mission Street in San Francisco. The District acquired the property July 29, 1998 and completed all CEQA requirements. Subsequent to CEQA approval, local community activists began efforts to preserve the historical significance of the Mission Theater. After over two years of negotiations between the District and activists, an agreement could not be reached that was acceptable and cost effective to both parties.

In order to prevent further delay of the project, the District proposes to move the project to another location at 106 Bartlett Street in San Francisco. This location is where the District currently leases space from the San Francisco Unified School District (SFUSD) to house the current Mission Center. This property is owned by SFUSD and its Downtown High School (DHS) is located there. The District has secured a 75-year ground lease agreement with SFUSD for long-term use of the premises. The District proposes to renovate space in the existing building and construct new space on the unimproved portion of the premises.

The entire project, including the portion for DHS, consists of 127,542 asf. The District's component includes 46,671 asf of new construction and 31,363 asf of modernization. The DHS component includes 49,508 asf of modernization. The district will fund all costs associated with the modernization of the DHS. The District's modified proposal will contain 11,389 asf lecture space; 25,651 asf lab space; 13,781 asf office and administrative support space; 6,915 asf library space; 836 asf av/tv space; and 19,462 asf other space.

Due to the change in location, site development costs have been realigned but will not result in a cost increase to the State. The total estimated cost of the project will increase from \$41,785,000 to \$59,756,000 and will be locally funded. No additional State funds are requested. Pursuant to Government Code Section 13332.11, district funds are not subject to Public Works Board approval. A 20-day letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Project Cost Verification

The project is not within cost. The additional cost of these changes is estimated to increase the total cost of the project by \$17,971,000 and will be funded by the District.

\$59,756,000 total estimated project costs

\$1,069,000 project costs previously allocated: preliminary plans \$1,069,000

\$29,647,000 funds to be allocated: working drawings \$1,090,000, construction \$26,429,000 (contracts \$23,954,000, contingency \$1,198,000, and \$1,277,000 administration, construction management, testing and inspection) at CCI 4019 and equipment \$2,128,000 at EI 2564

\$29,040,000 district funds to be allocated: preliminary plans \$1,549,000, working drawings \$1,009,000, construction 25,453,000 (contracts \$22,924,000, contingency \$1,367,000 and \$1,163,000 administration, construction management, testing and inspection) at CCI 4019 and equipment \$1,028,000 at EI 2564

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 10, 2001 and the waiting period expired February 14, 2001. An addendum to the original environmental impact report was filed with the State Clearinghouse on October 2, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	December 2003
Approve working drawings:	September 2004
Complete construction:	July 2007

Staff Recommendation: Approve scope change and recognize local cost increase.

CONSENT ITEM

CONSENT ITEM – 23

CALIFORNIA COMMUNITY COLLEGES (6870)
FOOTHILL DEANZA COMMUNITY COLLEGE DISTRICT
FOOTHILL COLLEGE, SANTA CLARA COUNTY
Seismic Replacement - Campus Center

Authority: Chapter 157/03, Item 6870-301-6028 (16)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 23

California Community Colleges
Foothill-De Anza Community College District
Foothill College, Santa Clara County
Seismic Replacement - Campus Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 31,509 asf two building complex to replace three buildings threatened by an active earthquake fault: the Campus Center, the Security Building and the Campus Bookstore building. The project will contain 9,877 asf for offices and 21,632 asf for other uses. The district is seeking a portion of the working drawing funds and 70% of the construction funds which equates to 67% of the total project cost based upon the room use and function of the replacement space in the new buildings. Functions not supportable in the community college capital outlay program such as space for a bookstore, food service, and a student recreation area will be funded at local expense

Funding and Cost Verification

This project is within cost.

\$17,241,000	total estimated project costs
\$11,438,000	state funds to be allocated: working drawings \$356,000 and construction \$11,082,000 (\$10,026,000 contracts, \$502,000 contingency and \$554,000 tests and inspections, architectural oversight during construction, and construction management at CCI 4019)
\$801,000	local funds previously allocated: preliminary plans \$801,000
\$5,002,000	local funds to be allocated: working drawings \$253,000 and construction \$4,749,000 (\$4,297,000 contracts, \$215,000 contingency and \$237,000 tests and inspections, architectural oversight during construction, and construction management at CCI 4019)

CEQA

An Environmental Declaration was filed with the State Clearinghouse on June 13, 2002 and the response period expired on September 12, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings:	June 2004
Complete project:	March 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 24

CALIFORNIA COMMUNITY COLLEGES (6870)
FOOTHILL DEANZA COMMUNITY COLLEGE DISTRICT
FOOTHILL COLLEGE, SANTA CLARA COUNTY
Seismic Replacement - Student Services

Authority: Chapter 157/03, Item 6870-301-6028 (17)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 24

California Community Colleges
Foothill-De Anza Community College District
Foothill College, Santa Clara County
Seismic Replacement – Student Services

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This 21,992 asf project primarily consolidates student services at local expense and also relocates space in two buildings that are sited on top of an active earthquake fault and must be vacated. The district is funding the construction documents for this project and most of the construction. The state is funding the construction of the replacement space for the two threatened buildings that totals 5,863 asf of which 3,173 asf is for laboratories and 2,690 asf is for office and conference rooms.

Funding and Cost Verification

This project is within cost.

\$13,211,000	total estimated project costs
\$3,606,000	state funds to be allocated: construction \$3,606,000 (\$3,240,000 contracts, \$162,000 contingency and \$204,000 tests and inspections, architectural oversight during construction, and construction management at CCI 4019)
\$410,000	local funds previously allocated: preliminary plans \$410,000
\$9,195,000	local funds to be allocated: working drawings \$782,000 and construction \$8,413,000 (\$7,560,000 contracts, \$378,000 contingency and \$475,000 tests and inspections, architectural oversight during construction, and construction management at CCI 4019)

CEQA

An Environmental Declaration was filed with the State Clearinghouse on June 13, 2002 and the response period expired on September 12, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2004
Complete project:	June 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 25

CALIFORNIA COMMUNITY COLLEGES (6870)
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
SANTA ANA COLLEGE, ORANGE COUNTY
Physical Education Seismic Replacement / Expansion

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (13)
Chapter 379/02, Item 6870-301-6028 (34)
Chapter 157/03, Item 6870-301-6028 (54)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 25

California Community Colleges
Rancho Santiago Community College District
Santa Ana College, Orange County
Physical Education Seismic Replacement/Expansion

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope of the project constructs a 10,233 asf Men's locker building with 1,834 asf of lecture, 1,368 asf of office and 7,031 asf of locker space and reconstructs a total of 1,137 asf of office and 7,957 asf of physical education space in the gym and a women's locker building that is being converted to a fitness center.

Funding and Cost Verification

This project is within cost.

\$5,456,000 total estimated project costs

\$225,000 state funds previously allocated: preliminary plans \$225,000

\$5,231,000 state funds to be allocated: working drawings \$223,000; construction \$4,943,000 (\$4,354,000 contracts, \$237,000 contingency and \$352,000 tests and inspections, architectural oversight during construction, and construction management at CCI 4019) and \$65,000 equipment at EI 2564

CEQA

A categorical exemption was filed on September 9, 2002 and the notice was finalized on October 14, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2004

Complete project: May 2006

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 26

CALIFORNIA COMMUNITY COLLEGES (6870)
LAKE TAHOE COMMUNITY COLLEGE DISTRICT
LAKE TAHOE COLLEGE, EL DORADO COUNTY
Learning Resource Center

Authority: Chapter 106/01, Item 6870-301-0574
as amended by Chapter 891/01, Section 34 (b) (8)
Chapter 379/02, Item 6870-301-6028 (18)
Chapter 157/03, Item 6870-301-6028 (30)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 26

California Community Colleges
Lake Tahoe Community College District
Lake Tahoe College, El Dorado County
Learning Resource Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The authorized scope of the project constructs a 19,567 asf learning resource center. The project includes 300 asf office, 9,750 asf library, 5,082 asf AV/TV, and 4,435 asf of other space. This project also includes a 1,100 asf district funded Art Gallery and a local area construction cost increase not included in the initial 2001-02 request but recognized in the 2003-04 budget request.

Funding and Cost Verification

This project is within cost.

\$8,118,000 total estimated project costs

\$407,000 state funds previously allocated: preliminary plans \$407,000

\$36,000 local funds previously allocated: preliminary plans \$36,000

\$7,347,000 state funds to be allocated: working drawings \$214,000; construction \$6,354,000 (\$5,671,000 contracts, \$285,000 contingency and \$398,000 tests and inspections, architectural oversight during construction, and construction management at CCI 4019) and \$779,000 equipment at EI 2564

\$328,000 local funds to be allocated: working drawings \$13,000; construction \$315,000

CEQA

This project is in compliance with CEQA. A notice of Determination was filed with the State Clearinghouse January 19, 2000 and the waiting period expired February 17, 2000.

Project Schedule

The project schedule is as follows:

Award construction: June 2004

Complete project: May 2006

Staff Recommendation: Approve preliminary plans.

ACTION ITEM

ACTION ITEM – 27

DEPARTMENT OF BOATING AND WATERWAYS (3680)
BRANNAN ISLAND SRA, SACRAMENTO COUNTY
Boat Launching Facility Rehabilitation

Authority: Chapter 157/03, Item 3680-301-0516 (3)

a. Approve project termination

b. Approve reversion

\$4,104,000

PULLED.

ACTION ITEM

STAFF ANALYSIS – 27

Department of Boating and Waterways
Brannan Island SRA – Boat Launching Facility Rehabilitation

Action Requested

The requested action will approve the termination of the project and reversion of available funds.

Scope Description

This project is within scope. The DBW has requested this project be terminated to balance future expenditures with projected revenues in the Harbors and Watercraft Revolving Fund (HWRF). Due to reductions in the amount transferred to the HWRF from the Motor Vehicle Fuel Account (MVFA) over the last several years, the HWRF reserves have been diminished to the point that significant cuts to various programs and capital outlay projects are necessary to balance the fund in 2004-05.

Because the reduced MVFA transfer amount was originally thought to be a temporary phenomenon and fund reserves were sufficient to offset reduced revenues for a number of years, it was believed that structural changes could be avoided. However, because the MVFA transfers have not returned to previous levels, the DBW has requested approval to terminate the above projects. While moving forward with this project would not result in a negative fund balance in 2003-04, future construction costs for the fund would be significant. A 20-Day Letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Project Cost Verification

This project is within cost.

\$4,334,000 total estimated project cost

\$230,000 total funds previously allocated: preliminary plans \$230,000

\$4,104,000 total funds to be allocated: working drawings \$219,000 and construction
\$3,885,000 (\$3,188,000 contract, \$223,000 contingency, \$474,000 A/E) at CCCI
4019.

\$4,104,000 funds available for reversion

Staff Recommendation: Approve project termination and reversion of available funds.

ACTION ITEM

ACTION ITEM – 28

DEPARTMENT OF BOATING AND WATERWAYS (3680)
CASTAIC LAKE EAST RAMP BOAT LAUNCHING FACILITY
Rehabilitation and Expansion

Authority: Chapter 157/03, Item 3680-301-0516 (1)

a. Approve project termination

b. Approve reversion **\$260,000**

PULLED.

ACTION ITEM

STAFF ANALYSIS – 28

Department of Boating and Waterways
Castaic Lake East Ramp Boat Launching Facility,
Rehabilitation and Expansion

Action Requested

The requested action will approve the termination of the project and the reversion of available funds.

Scope Description

This project is not within cost: The DBW has requested this project be terminated to balance future expenditures with projected revenues in the Harbors and Watercraft Revolving Fund (HWRF). Due to reductions in the amount transferred to the HWRF from the Motor Vehicle Fuel Account (MVFA) over the last several years, the HWRF reserves have been diminished to the point that significant cuts to various programs and capital outlay projects are necessary to balance the fund in 2004-05.

Because the reduced MVFA transfer amount was originally thought to be a temporary phenomenon and fund reserves were sufficient to offset reduced revenues for a number of years, it was believed that structural changes could be avoided. However, because the MVFA transfers have not returned to previous levels, the DBW has requested approval to terminate the above projects. While moving forward with this project would not result in a negative fund balance in 2003-04, future construction costs for the fund would be significant. A 20-Day Letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Project Cost Verification

This project is within cost

\$4,034,000 total estimated project cost

\$260,000 total funds previously allocated: preliminary plans \$260,000;

\$3,774,000 project costs not allocated: working drawings \$231,000 and construction
\$3,543,000 (\$3,024,000 contract, \$212,000 contingency, \$307,000 A/E) at CCCI
4019

\$3,774,000 funds available for reversion

Staff Recommendation: Approve project termination and reversion of available funds.

ACTION ITEM

ACTION ITEM – 29

DEPARTMENT OF BOATING AND WATERWAYS (3680)
LAKE NATOMA BOATING INSTRUCTION AND SAFETY CENTER, PHASE II
SACRAMENTO COUNTY
Construct Facility

Authority: Chapter 53/03 Item 3680-301-0516(4)

a. Approve project termination

b. Approve reversion **\$2,611,000**

PULLED.

ACTION ITEM

STAFF ANALYSIS – 29

Department of Boating and Waterways
Lake Natoma Boating and Instruction Safety Center, Phase II

Action Requested

The requested action will approve the termination of this project and the reversion of available funds.

Scope Description

This Project is not within scope. The DBW has requested this project be terminated to balance future expenditures with projected revenues in the Harbors and Watercraft Revolving Fund (HWRF). Due to reductions in the amount transferred to the HWRF from the Motor Vehicle Fuel Account (MVFA) over the last several years, the HWRF reserves have been diminished to the point that significant cuts to various programs and capital outlay projects are necessary to balance the fund in 2004-05.

Because the reduced MVFA transfer amount was originally thought to be a temporary phenomenon and fund reserves were sufficient to offset reduced revenues for a number of years, it was believed that structural changes could be avoided. However, because the MVFA transfers have not returned to previous levels, the DBW has requested approval to terminate the above projects. While moving forward with this project would not result in a negative fund balance in 2003-04, future construction costs for the fund would be significant. A 20-Day Letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Cost Verification

This Project is within cost.

\$2,649,000 total estimated project costs

\$128,000 project costs previously allocated: preliminary plans \$128,000

\$2,521,000 project costs to be allocated: preliminary plans \$10,000 (augmentation for due diligence) working drawings \$169,000 and construction \$2,342,000 (\$1,940,000 contract, \$136,000 contingency, \$266,000 A&E)

\$2,611,000 funds available for reversion

Staff Recommendation: Approve project termination and reversion of available funds.

ACTION ITEM

ACTION ITEM – 30

DEPARTMENT OF BOATING AND WATERWAYS (3680)

MILLERTON LAKE SRA, FRESNO COUNTY

Crows Nest Area: Boat Launching Facility

Authority: Chapter 52/00, Item 3680-301-0516

a. Approve project termination

b. Approve reversion

\$1,395,000

PULLED.

ACTION ITEM

STAFF ANALYSIS – 30

Department of Boating and Waterways
Millerton Lake Sra, Fresno County
Crows Nest Area: Boat Launching Facility

Action Requested

The requested action will approve the termination of the project and reversion of available funds.

Scope Description

This project is not within scope. The DBW has requested this project be terminated to balance future expenditures with projected revenues in the Harbors and Watercraft Revolving Fund (HWRF). Due to reductions in the amount transferred to the HWRF from the Motor Vehicle Fuel Account (MVFA) over the last several years, the HWRF reserves have been diminished to the point that significant cuts to various programs and capital outlay projects are necessary to balance the fund in 2004-05.

Because the reduced MVFA transfer amount was originally thought to be a temporary phenomenon and fund reserves were sufficient to offset reduced revenues for a number of years, it was believed that structural changes could be avoided. However, because the MVFA transfers have not returned to previous levels, the DBW has requested approval to terminate the above projects. While moving forward with this project would not result in a negative fund balance in 2003-04, future construction costs for the fund would be significant. A 20-Day Letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Project Cost Verification

This project is within cost.

\$1,646,000 total estimated project cost

\$1,586,000 total funds previously allocated: preliminary plans \$101,000, working drawings \$90,000 and construction \$1,395,000 (\$1,152,000 contract, \$81,000 contingency, \$162,000 A/E).

\$1,395,000 funds available for reversion

Staff Recommendation: Approve project termination and reversion of funds available.

ACTION ITEM

ACTION ITEM – 31

DEPARTMENT OF BOATING AND WATERWAYS (3680)
SAN LUIS CREEK BOAT LAUNCHING FACILITY, MERCED COUNTY
Rehabilitation and Expansion

Authority: Chapter 157/03, Item 3680-301-0516 (2)

a. Approve project termination

b. Approve reversion **\$299,000**

PULLED.

ACTION ITEM

STAFF ANALYSIS – 31

Department of Boating and Waterways
San Luis Creek Boat Launching Facility
Rehabilitation and Expansion

Action Requested

The requested action will approve the termination of the project and reversion of the preliminary plans funds.

Scope Description

This project is not within cost. The DBW has requested this project be terminated to balance future expenditures with projected revenues in the Harbors and Watercraft Revolving Fund (HWRF). Due to reductions in the amount transferred to the HWRF from the Motor Vehicle Fuel Account (MVFA) over the last several years, the HWRF reserves have been diminished to the point that significant cuts to various programs and capital outlay projects are necessary to balance the fund in 2004-05.

Because the reduced MVFA transfer amount was originally thought to be a temporary phenomenon and fund reserves were sufficient to offset reduced revenues for a number of years, it was believed that structural changes could be avoided. However, because the MVFA transfers have not returned to previous levels, the DBW has requested approval to terminate the above projects. While moving forward with this project would not result in a negative fund balance in 2003-04, future construction costs for the fund would be significant. A 20-Day Letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Project Cost Verification

This project is within cost.

\$5,206,000 total estimated project cost

\$299,000 total funds previously allocated: preliminary plans \$299,000;

\$4,907,000 project costs not allocated: working drawings \$286,000 and construction
\$4,621,000 (\$3,857,000 contract, \$270,000 contingency, \$494,000 A/E) at CCCI
4019.

\$299,000 funds available for reversion

Staff Recommendation: Approve project termination and reversion of funds available.

ACTION ITEM

ACTION ITEM – 32

DEPARTMENT OF BOATING AND WATERWAYS (3680)
SILVERWOOD LAKE, SAN BERNARDINO COUNTY
Boat Facility Renovation

Authority: Chapter 157/03, Item 3680-301-0516 (5)

a. Approve termination of project

b. Approve reversion

\$121,000

PULLED.

ACTION ITEM

STAFF ANALYSIS – 32

Department of Boating and Waterways
Silverwood Lake – Boat Facility Renovation

Action Requested

The requested action will approve the termination of the project and reversion available funds.

Scope Description

This project is within scope. The DBW has requested this project be terminated to balance future expenditures with projected revenues in the Harbors and Watercraft Revolving Fund (HWRF). Due to reductions in the amount transferred to the HWRF from the Motor Vehicle Fuel Account (MVFA) over the last several years, the HWRF reserves have been diminished to the point that significant cuts to various programs and capital outlay projects are necessary to balance the fund in 2004-05.

Because the reduced MVFA transfer amount was originally thought to be a temporary phenomenon and fund reserves were sufficient to offset reduced revenues for a number of years, it was believed that structural changes could be avoided. However, because the MVFA transfers have not returned to previous levels, the DBW has requested approval to terminate the above projects. While moving forward with this project would not result in a negative fund balance in 2003-04, future construction costs for the fund would be significant. A 20-Day Letter was sent to the Legislature on October 17, 2003 without comment.

Funding and Project Cost Verification

This project is within cost.

\$1,696,000	total estimated project cost
\$257,000	total funds previously allocated: preliminary plans \$136,000 and working drawings \$121,000;
\$1,439,000	project costs not previously allocated: construction \$1,439,000 (\$1,187,000 contract, \$83,000 contingency, \$169,000 A/E) at CCCI 4019.
\$121,000	funds available for reversion

Staff Recommendation: Approve project termination and reversion of funds available.

ACTION ITEM

ACTION ITEM – 33

DEPARTMENT OF GENERAL SERVICES (1760)

STATE PUBLIC WORKS BOARD

Audit of Revenue Bonds

Authority: Government Code Section 15809(e) and 15837.5

a. Approve the Revenue Bond audit

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 33

Department of General Services
Audit of Revenue Bonds

Action Requested

Approve the revenue bond audit consistent with staff analysis.

Scope Description

The State Public Works Board (SPWB) requires an independent certified public accountant to audit three bond funds as prescribed by provisions of the resolutions or indentures authorizing the sale of such bonds. The SPWB had executed a contract with Gilbert and Associates, Inc., CPAs and Advisors, to conduct a bond audit of three bond funds for three audit cycles as of June 30, 2003, June 30, 2004 and June 30, 2005. The audit included the related statements of revenues and expenses, changes in fund balance, and cash flows for the year ended for the three following bond funds:

High Technology Education Revenue Bond Fund – The fund consists of nine revenue bond issues for acquisition, construction, or financing of capital outlay projects and two revenue-refunding issues.

Public Building Construction Fund – This fund consists of approximately thirty interim loans, eighty-nine revenue bond issues for acquisition, construction, financing, and refinancing of capital outlay projects.

New Prison Construction Revenue Fund – The fund consists of one revenue bond for acquisition of a capital outlay project. This bond issue has been fully repaid.

Audit Results

The three audits were completed in August 2003. The independent auditor's report concluded that the financial statements fairly presented the financial positions for the above referenced funds as of June 30, 2003, and the results of its operations and cash flows for the year then ended are in conformity with generally accepted accounting principles.

Staff Recommendation: Approve the Revenue Bond audit.

OTHER BUSINESS

1. Approve the 2004 State Public Works Board Calendar.

REPORTABLES

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary
By:

KAREN FINN
Assistant Administrative Secretary